

## Desert/Borrego Springs

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### Overview

The Subregion is home to the Anza Borrego Desert State Park as well as a variety of resorts. Because the community's economy relies heavily on tourism, the recommended amount of commercial land far exceeds the demand of local residents, and is reflected in staff's recommendations. In addition, over 600 acres of land is designated commercial in the existing General Plan for this Subregion. Staff strives to retain existing commercial or industrial designations unless they significantly conflict with surrounding land uses or with community planning goals and preferences. Therefore, while realizing that there is a great deal of land proposed for commercial designation, most of it is based on previously designated land. The current and proposed acreage of industrial land exceeds the projected need. Additional industrial land does not aid the goal of the community to be a tourist destination.

### Key Issues

- Surrounded by the Anza Borrego Desert State Park
- The Subregion's economy relies heavily on tourism. Therefore, the amount of commercial land far exceeds the local demand
- Borrego Springs has existing nodes of commercial designated land in addition to the village area. Each node has a variety of commercial uses

### Sponsor Group Direction

- Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center
- Retain the Christmas Circle area as the principal General Commercial center of the valley
- Concentrate secondary commercial development to a limited number of nodes
- Rural Commercial applied to appropriate specified locations
- Except for existing uses, industrial uses shall be limited to (I-1) Limited Impact Industrial
- Locate industrial uses where there is limited impact on planned residential areas and within the existing sewer service area

**Additional Staff Analysis/  
Recommendations**

Staff supports all Sponsor Group direction and recommendations.

The County Airports division has recommended industrial designations remain at the western end of the Borrego Valley Airport for safety reasons. Limited and Medium Impact Industrial designations are recommended for the area previously designated Service Commercial. Rural Commercial is recommended for most of the area previously designated Visitor Serving Commercial. Removing commercial designations on the properties adjacent to the airport's southern boundary is recommended.

The resort type of commercial that is desired in this area requires large parcels. Most of the land stays undeveloped to create the desert resort atmosphere. The result is a low intensity of commercial development.

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

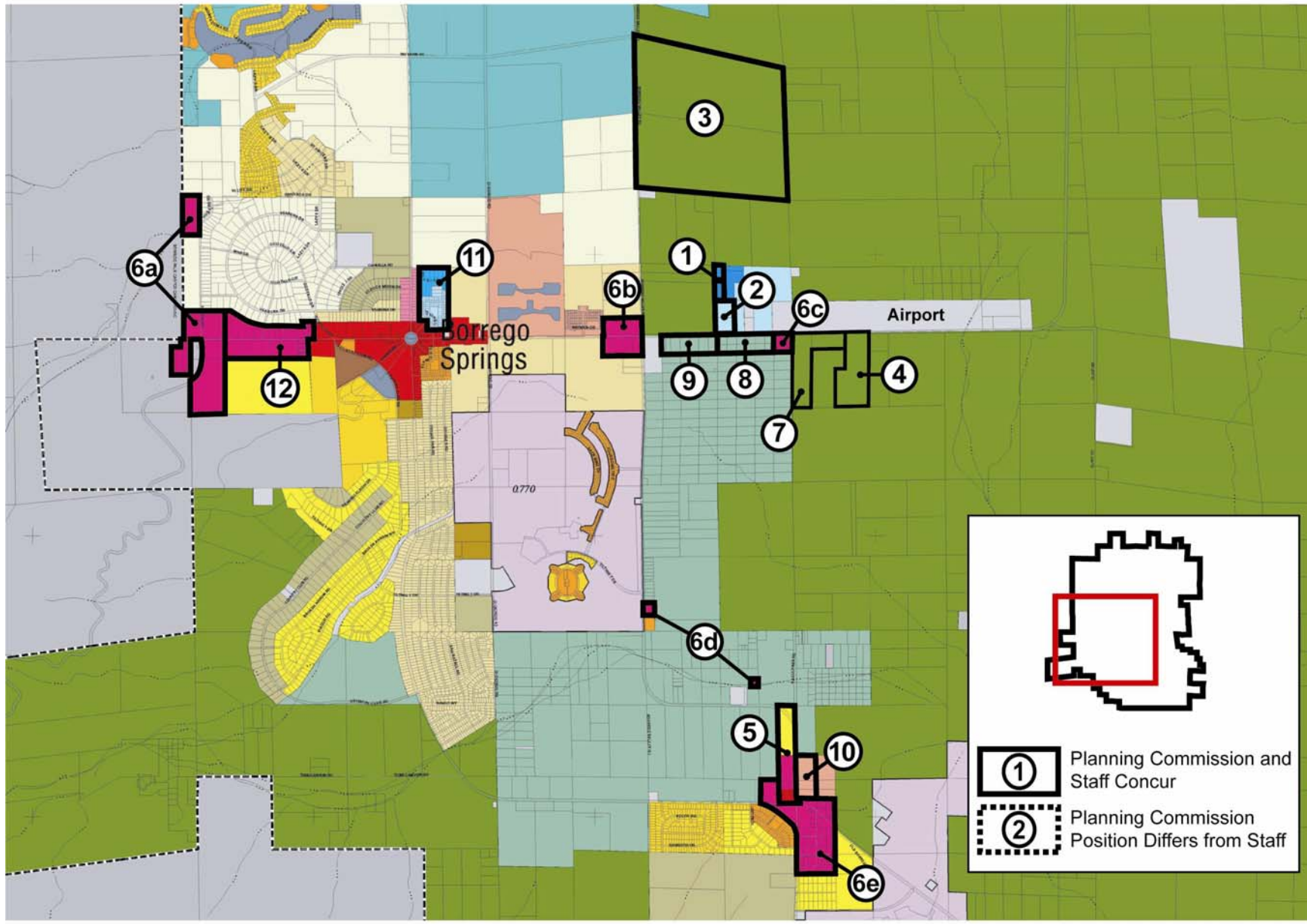
**ERA Needs Analysis**  
(all numbers in gross acres)

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	50	581	531	724	674
Industrial	55	222	167	171	116
Office	29	57	28	27	(2)

*Note: All numbers are rounded to the nearest whole number.*

*Source: Economics Research Associates, County of San Diego*

## Desert/Borrego Springs (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<b><u>Staff</u></b> (I-3) High Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(I-3) High Impact Industrial to expand existing ready mix plant	(I-3) High Impact Industrial to expand existing ready mix plant <b>(Rodriguez)</b>	<i>Total Area:</i> 10 acres  <i>Current Use:</i> Sand storage  <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>• Large sites able to accommodate industrial uses</li> <li>• Same property owner has adjacent cement plant and purchased the parcel with the intentions of expanding the existing plant</li> <li>• Adjacent to property proposed for industrial and Rural Lands</li> <li>• Within area recommended for an industrial designation by County Airports Division</li> <li>• Use fits a community need</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>
2	<b><u>Staff</u></b> (I-1) Limited Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial for research and development facility <b>(Seifker)</b>	<i>Total Area:</i> 18 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>• Large sites able to accommodate industrial uses intended for research and development facility</li> <li>• Adjacent to land proposed at Limited and High-Impact Industrial and Rural Lands designated property</li> <li>• Within the area recommended for an industrial designation by County Airports division</li> <li>• Frontage on Palm Canyon Drive</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>

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3	<p><b><u>Staff</u></b> (RL-80) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(RL-80) Rural Lands	(I-1) Limited Impact Industrial for campus park style of industrial at the end of a potential future airport runway <b>(Sandin-Moran-Waipio Terrace Joint Venture represented by Tong)</b>	<p><i>Total Area:</i> 620 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Incompatible with community character</li> <li>• Sponsor Group draft policies do not support the requested use in this area</li> <li>• Inconsistent with projected need for industrial lands</li> <li>• Not supported by infrastructure—nearest sewer and water lines are approximately 1 mile from the closest portion of the requested area</li> <li>• May include significant environmental constraints—Tier 1 Habitat (Mesquite Bosque) and Tier 2 Habitat (Desert Saltbush Scrub)</li> <li>• Staff supports the Sponsor Group recommendation</li> <li>• Note: Semi-Rural request made during residential land use review process. Property designated at 1 du/80 acres on the Residential Baseline map and 1 du/40 acres on the Board Alternative map. The request for industrial land came after the Board gave their direction.</li> </ul>

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4	<b><u>Staff</u></b> (RL-80) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(RL-80) Rural Lands Utilize use permit process to achieve requested use	A designation that allows for a 130-space RV park <b>(Gottlieb)</b>	<i>Total Area:</i> 60 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Use permit process to achieve requested use. Requestor has agreed to use this process.</li> <li>• Compatible with community character</li> <li>• Proposed use is compatible, but additional study (more specific than the General Plan level) is warranted</li> <li>• May include significant environmental constraints—Tier 1 habitat (Mesquite Bosque-Borrogo Sink) exists on the southern and eastern portion of the parcel</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>
5	<b><u>Staff</u></b> (SR-1) Semi-Rural Residential  (C-1) General Commercial  (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(SR-1) Semi-Rural Residential  (C-1) General Commercial  (C-4) Rural Commercial	Mix of uses - General store, motel, service station, town square, live/work lofts, single-family and multi-family residential <b>(Steele)</b>	<i>Total Area:</i> 41 acres  <i>Current Use:</i> Mostly undeveloped, defunct service station and tow yard  <i>Existing GP:</i> (4) Residential (13) General Commercial (14) Service Commercial	<ul style="list-style-type: none"> <li>• Compatible with community character and surrounding land uses</li> <li>• Across the street from existing tourist destination (La Casa Del Zoro)</li> <li>• At the corner of two county highways (Borrogo Springs Road and Yaqui Pass Road)</li> <li>• Direct access to water and sewer lines</li> <li>• Requestor agrees with proposed designations</li> <li>• Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2003</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
6 a-e	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 207 acres (in five separate areas of the community)</p> <p><i>Current Use:</i> Various (visitor serving, mechanic shop, nursery and undeveloped)</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> <li>• Elimination of the Visitor Serving Commercial designation necessitated change</li> <li>• The visitor serving (and other) uses can be accommodated within the Rural Commercial designation</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>
7	<p><b><u>Staff</u></b> (RL-80) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(RL-80) Rural Lands	No recommendation submitted	<p><i>Total Area:</i> 48 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> <li>• Approximately 12 acres is zoned commercial and the remainder is zoned residential</li> <li>• Commercial uses in this area are not supported by the proposed Community Plan text</li> <li>• Elimination of the Visitor Serving Commercial designation necessitated change</li> <li>• Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since 2002</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
8	<b><u>Staff</u></b> (SR-10) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-10) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> 28 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>Inconsistent with projected need for industrial lands</li> <li>Staff supports the Sponsor Group recommendation</li> </ul>
9	<b><u>Staff</u></b> (SR-10) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-10) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> 27 acres  <i>Current Use:</i> 6 undeveloped parcels + 1 parcel includes a landscaping business  <i>Existing GP:</i> (11) Office Professional	<ul style="list-style-type: none"> <li>Commercial uses in this area are not supported by the proposed Community Plan text</li> <li>Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2000</li> <li>Staff supports the Sponsor Group recommendation</li> </ul>
10	<b><u>Staff</u></b> (VR-4.3) Village Residential  <b><u>Planning Commission</u></b> Concur with staff	(VR-4.3) Village Residential	(VR-4.3) Village Residential <b>(Bemis)</b>	<i>Total Area:</i> 23 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (13) General Commercial	Note: This area was re-designated via the residential property referral process.  <ul style="list-style-type: none"> <li>Staff supports the Sponsor Group recommendation</li> </ul>



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11	<p><b><u>Staff</u></b> (I-1) Limited Impact Industrial</p> <p>(I-2) Medium Impact Industrial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	<p>(I-1) Limited Impact Industrial</p> <p>(I-2) Medium Impact Industrial</p>	No recommendation submitted	<p><i>Total Area:</i> 87 acres</p> <p><i>Current Use:</i> Various (commercial, industrial and residential)</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Elimination of the Service Commercial designation necessitated a change</li> <li>• Staff supports the Sponsor Group recommendation</li> <li>• Consistent with predominant uses</li> </ul>
12	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 80 acres</p> <p><i>Current Use:</i> Various (visitor serving, mobile home and undeveloped)</p> <p><i>Existing GP:</i> (6) Residential (7) Residential</p>	<ul style="list-style-type: none"> <li>• Commercial uses in this area are supported by the proposed Community Plan text</li> <li>• Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2000</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>